

# \$342,500 - 401, 881 15 Avenue Sw, Calgary

MLS® #A2201301

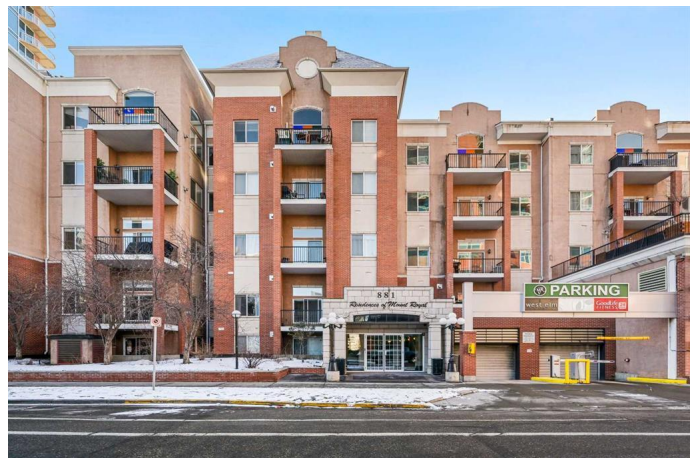
**\$342,500**

2 Bedroom, 2.00 Bathroom, 831 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this beautifully updated 2 bedroom, 2 bath condo located in the upscale Residences of Mount Royal in Calgary's vibrant Beltline community. This bright and modern condominium has recently been refreshed with new paint and new flooring throughout. This North facing unit is flooded with natural light. The elegant arched entryway leads to the living room, with a gas fireplace and patio doors that perfectly frame the downtown landscape. The ceilings are complemented with elegant crown moulding. The open-concept kitchen is stylishly appointed with maple cabinetry, granite countertops, and a convenient breakfast bar. The primary bedroom features a walk-through closet leading to a private 4 pc ensuite bathroom, while the versatile second bedroom is perfect for guests or can be used as a convenient home office. Additional highlights include a second 4 pc bath, convenient in-suite laundry, underground heated titled parking, separate storage locker, and ground-level visitor parking. This is a pet-friendly building for dogs and cats - approval required. Enjoy the convenience and excitement of inner-city living with direct access to Mount Royal Village via the attached +15 walkway, connecting you seamlessly to upscale shopping, restaurants, entertainment, amenities, and GoodLife Fitness. Just steps away, explore the trendy cafes, gourmet restaurants, shops, and vibrant atmosphere of 17th Avenue SW. Furthermore, this prime



location provides quick and easy access to Urban Fare, Canadian Tire, Shoppers Drug Mart, Co-op, Safeway, and the C-Train station within Calgary's Free Fare Zone. You will want to jump on this opportunity for exceptional city living in one of Calgary's most sought-after neighborhoods!

Built in 2000

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2201301          |
| Price          | \$342,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 831               |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 401, 881 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 1R8               |

**Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Underground                  |

**Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

|                 |                                                                                    |
|-----------------|------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating         | Baseboard                                                                          |
| Cooling         | None                                                                               |
| Fireplace       | Yes                                                                                |
| # of Fireplaces | 1                                                                                  |
| Fireplaces      | Gas                                                                                |
| # of Stories    | 5                                                                                  |

## Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | None       |
| Construction      | Wood Frame |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 30               |
| Zoning         | CC-COR           |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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